

Key: 6191

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.680

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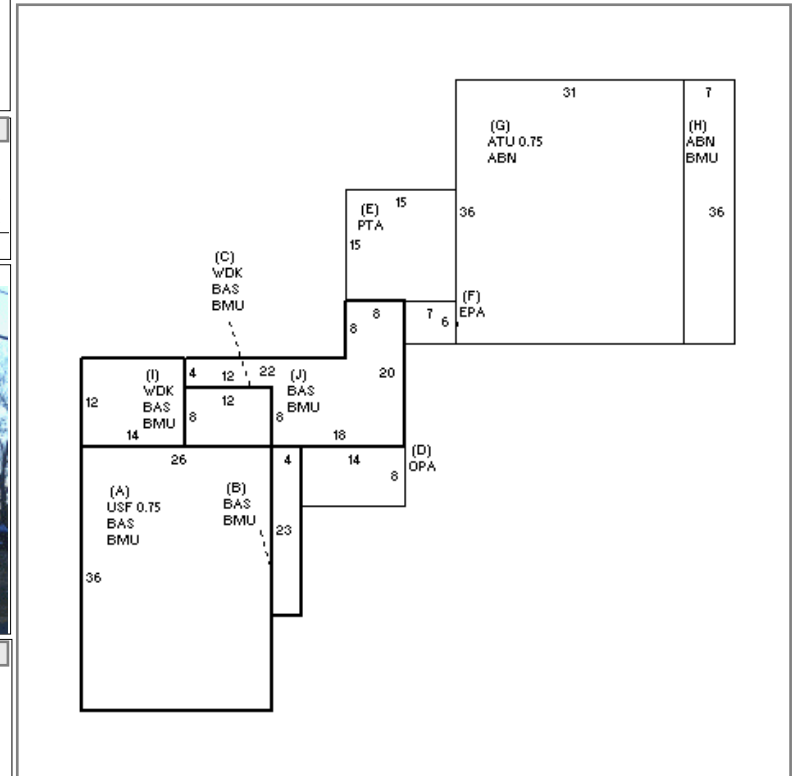
CURRENT OWNER				PARCEL ID				LOCATION				
AVERILL ERIC W & SYLVIA D 154 EAST ST E BRIDGEWATER, MA 02333				12-20-0				154 EAST ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
AVERILL ERIC W & SYLVIA D CLANCY DANIEL J & MILLER				06/24/1994 05/19/1986	G QS	178,500	12973-116 6782-069					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	41,620 3	1.00	100	1.00	188,000	1.04	100	1.00	3	1.00	186,330

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-384	08/10/2022	3	ALTERATIONS	20,000				0 0
2536	06/19/2015	3	ALTERATIONS	22,500				0 0
2323	01/15/2015	3	ALTERATIONS	7,000				0 0
		51	FIELD REVIEW		10/16/2013	SLB		0 0
378	04/12/2010	3	ALTERATIONS	2,700				0 0

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TOTAL	41,620 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E LOT 10-A/ PLAN 94-93			LAND	186,300	169,500
Inf1	FACTOR 100		BUILDING	246,100	240,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	432,400	410,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	10/16/2013	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/25/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1850	SIZE ADJ	1.000
NET AREA	2,322	DETAIL ADJ	0.918
\$NLA(RCN)	\$212	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		2	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$3,745
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,872		33.69	63,075
+	BAS	L	BASE AREA	1,620	1850	145.36	235,489
A	USF	L	UPPER STORY FIN	702	1850	132.10	92,731
+	WDK	N	WOOD DECK	264		31.60	8,342
D	OPA	N	OPEN PORCH	112		42.70	4,782
E	PTA	N	PATIO	225		12.50	2,813
F	EPA	N	ENCLOSED PORCH	42		74.40	3,125
+	ABN	N	ATT BARN	1,368		27.00	36,936
G	ATU	N	ATTIC UNF	837		30.30	25,361
	BMG	O	BSMT GARAGE	1		2,063.00	2,063
	F21	O	FPL 2S 1OP	2		6,819.50	13,639

TOTAL RCN	492,101
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1958 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50
RCNLD	\$246,100